

2023-096

# NOTICE OF DETERMINATION

NAPA COUNTY PLANNING BUILDING & ENVIRONMENTAL SERVICES DEPT.  
1195 THIRD STREET, SUITE 210, NAPA, CA 94559  
(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

# ENDORSED

JUN 28 2023

JOHN TUTEUF  
Napa County Recorder/County Clerk  
By: L. RODRIGUEZ  
DEPUTY RECORDER - CLERK

To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

Napa County Clerk  
900 Coombs St  
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services Dept.

CONTACT PERSON: Emily Hedge, Planner III PHONE, EMAIL: 707-259-8226, [emily.hedge@countyofnapa.org](mailto:emily.hedge@countyofnapa.org)

STATE CLEARING HOUSE NUMBER: 2023050520

PROJECT TITLE: Rutherford Ranch Winery Use Permit Major Modification and Use Permit Exception to the Conservation Regulations

PROJECT LOCATION: 1680 Silverado Trail, St. Helena, CA 94574, Napa. APN: 030-300-030

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: The proposal is to modify an existing winery Use Permit to recognize the following items that are out of compliance with the permitted entitlements: increased number of employees and weekly visitation, holding marketing events, on-premises consumption and food pairings, and additional parking spaces. In addition, the application also seeks to expand its entitlements to further increase employees and daily and weekly visitation, set up an annual marketing plan, convert portions of an existing residence to winery use, install a commercial kitchen in the winery building, increase parking, complete wastewater system improvements, implement a Travel Demand Management Plan, and clarify days and hours of operation. The project includes an Exception to the Conservation Regulations due to winery improvements located directly adjacent to an unnamed blue line stream on the property. The Exception would permit one (1) existing pump house to remain within the setback, allow two tanks to be located two (2) feet within the setback, and the removal of 15 existing items and improvements from within the setback, and implementation of a restoration plan for those areas.

COUNTY PERMIT (S): Major Modification #P19-00126 and Use Permit Exception to the Conservation Regulations #P23-00145

APPLICANT NAME: Marko B. and Theo Zaninovich

ADDRESS: 1680 Silverado Trail, St. Helena, CA 94574,

PHONE: (661) 792-3151

This is to advise that the Napa County Planning Commission as  Lead Agency  Responsible Agency approved the above-described project on June 21, 2023 and made the following determinations:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
5. A statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration is available to the General Public at:  
Napa County Planning, Building, & Environmental Services Planning Department  
1195 Third Street, Suite 210  
Napa, CA 94559

SIGNATURE: Emily Hedge  
Emily Hedge, Planner III

DATE: June 21, 2023

Date received for filing and posting at OPR:  
Notice of Determination



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
 28 — 06/28/2023 — 096  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2023050520

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY NC Planning Building & Environmental Services Dept	LEAD AGENCY EMAIL	DATE 06/28/2023
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2023-096	

PROJECT TITLE

Rutherford Ranch Winery Use Permit Major Modification and Use Permit Exception to the Conservation Regulations

PROJECT APPLICANT NAME Marko B and Theo Zaninovich	PROJECT APPLICANT EMAIL	PHONE NUMBER (661 )792-3151
PROJECT APPLICANT ADDRESS 1680 Silverado Trail	CITY St Helena	STATE CA
		ZIP CODE 94574

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	2,764.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	0.00
<input checked="" type="checkbox"/> Other Receipt # 2023062800078		\$	50.00

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE  Napa County Clerk L. Rodriguez Deputy County Clerk
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**JOHN TUTEUR**  
Assessor-Recorder-Co. Clerk  
1127 1st Street, Suite A  
Napa, CA 94559-2922  
(707)253-4247

Mail To:  
RUTHERFORD WINE COMPANY  
1680 SILVERADO TRAIL  
ST HELENA, CA 94574

Requested by: RUTHERFORD WINE COMPANY

Comments:

**Napa Recorder-Co. Clerk Office**

**Invoice**

Date: 6/28/2023

Transaction # 2023062800078

Time: 2:44:49PM

Product - Description	Charge	Amount
1 FISH/GAME ADMIN FEE Rutherford Ranch Winery Use Permit		\$50.00
1 FISH/GAME NEGATIVE DECLARATION		\$2,764.00
TOTAL CHARGES		\$2,814.00
CHECK	108773	\$2,814.00